

COPY

# Summit Engineering & Survey, Inc.

EXHIBIT 7

August 24, 2018

Planning Board  
Town of Grafton  
30 Providence Road  
Grafton, MA 01519

*via hand delivery*

RECEIVED

Re: Revised Materials  
Application for Approval of Preliminary Plan  
15 Meadowbrook Road  
Assessors Map 67, Lot 11

AUG 24 2018

PLANNING BOARD  
GRAFTON, MA

Dear Members of the Board,

On behalf of our Client, Sugar Realty Trust, this office submits revised Preliminary Subdivision Plans and material related to review comments provided to the Board from Graves Engineering, Inc. dated August 8, 2018.

The following contents are included with this supplement:

1. Six (6) sets of plans entitled "Preliminary Subdivision Plan, Sugar Realty Trust, 15 Meadowbrook Road, Grafton, MA" Prepared for Robert Flynn by Summit Engineering and Survey, Inc. Dated June 8, 2018, Revised 8/23/18
2. One (1) set of reproducible reduced size plan set (11x17)
3. Six (6) copies of this cover letter & Review Response Summary

Please do not hesitate to contact this office if you have any questions or require any additional information.

Respectfully Submitted,  
Summit Engineering & Survey, Inc.  
By:



Andrew Baum, PE

Enc. as noted

Cc: Mr. Robert Flynn, Sugar Realty Trust  
Mr. Jeffery Walsh, PE, Graves Engineering, Inc. (email only)

## Review Response Summary

The following is a response from itemized comments prepared by Graves Engineering Inc. Each numbered item correlates with the items in the review letter.

1. The Zoning Summary Table on Sheet 1 has been revised to reflect 140 feet of frontage required.
2. The scale reference on Sheet 1 has been revised to reflect 1" = 60'
3. With regard to finish grades for Concept A, the intent of the application/waivers is to utilize the existing driveway grades & alignment to minimize earthwork disturbance. The applicant is requesting that the driveway be widened and shimmed as shown in the cross section on Sheet 2, rather than re-construct the entire driveway. Accordingly, the ability to show grading on a preliminary plan is not practical. The definitive plan submission will have detailed existing conditions that will permit any adjustments to the driveway grade as appropriate.
4. Proposed underground utilities were added to the plans.
5. Sheet 4 has been revised to show K values for vertical curves for Concept B in accordance with the Subdivision Regulations. K values will have to be evaluated for Concept A. The base contouring is taken from the USGS Quadrangle, which will not provide this level of detail. The driveway can be evaluated in the definitive process with the Fire Department to evaluate access.
6. Concept B has been revised to extent the 3% leveling zone as noted.
7. The Applicant will review vertical curves for access to the site during the Definitive process. It is important to note that the site is currently used as a horse farm and trucks, trailers, RV's regularly enter/exit the site without bottoming out.
8. The Applicant's intent is for the Right of Way to be a private road/driveway and will be maintained by the residents, not the Town of Grafton.
9. As previously noted, the topography is taken from a USGS Quadrangle and is limited for the level of detail being discussed. We believe that a 4% grade can be reasonably achieved at the turn around area with minor grading at the turn around. This can be addressed during the Definitive Process.
10. The truck shown in the turn around matches the dimensions for the Aerial Ladder provided by the Assistant Chief. We have not been made aware of another vehicle specification by the Town. We can make adjustments to the dimensions of the turnaround in the Definitive Process for a different vehicle if required.  
The following dimensions were provided:  
*This is the turning analysis for the Aerial Tower.*  
*Front axle to Front Bumper: 72.99 inches*  
*Wheelbase: 270.00 inches*  
*Cramp Angle: 45 degree*  
*Inside turn Radius: 21 feet 4 inches*  
*Curb to Curb: 38 feet 2 inches*  
*Wall to Wall: 41 feet 10 inches*
11. The Plan reference has been revised as noted.

**Summit Engineering & Survey, Inc.**

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